

DEVELOPMENT CONDITIONS

SE 2015-DR-005

June 26, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-DR-005, located at 1214 Rowland Drive, Tax Map 11-1 ((10)) 101 for a home child care facility for up to 12 children and up to two non-resident assistants, pursuant to Sects. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use, as indicated on the special exception plat approved with the application, entitled: "Plat Showing House Location Lot 101, Section 8 Shaker Woods", consisting of one sheet, as modified by Laura Kowalski, dated February 13, 2015, and as qualified by these development conditions.
2. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation of the home child care facility shall not exceed 6:30 a.m. to 6:30 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Including the provider's own grandchildren, the maximum number of children on-site at any one time for the home child care shall not exceed twelve.
6. A maximum of two non-resident assistants, whether paid or not for their services, may be involved in the home child care facility, with hours of attendance limited to between the hours of 7:00 am and 6:00 pm, Monday through Friday.
7. All pick-up and drop-off of children shall take place in the driveway. During the hours of operation for the home child care, the provider's family vehicle shall be parked in the garage when on site and a minimum of two driveway spaces must be made available for the home child care without blocking any vehicles there for drop-off and pick-up.
8. Arrival and departure of children shall be staggered to ensure that the driveway will be available to accommodate pick-up/drop-off of children.

9. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.
10. There shall be no signage associated with the home child care facility.
11. Approval of this use is contingent upon maintenance of a state license for the subject home child care facility.
12. The Applicant shall ensure that building permits are obtained and finalized for the finished basement within 90 days of approval of this special exception.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.